

**REQUEST FOR PROPOSALS
FOR**

Flooring Replacement and Floor Polishing

RFP #24/25 - 03

**TROY SCHOOL DISTRICT
Attention: Jennifer Vente
Administration Building
4400 Livernois Road
Troy, Michigan 48098
Telephone: (248) 823-4000
Fax: (248) 823-4013
Email: jvente@troy.k12.mi/us**

I. OVERVIEW

1.1. PURPOSE

The purpose of the Request For Proposals (“RFP”) is for Troy School District (the “School District”) to obtain proposals from qualified contractors to remove and replace flooring and polish terrazzo (the “Work”).

1.2. SELECTION TIMELINE

NOTE: Throughout the remainder of this RFP, a prospective contractor is referred to as the “Contractor.”

The School District’s anticipated timeline for its selection process is:

Issuance of this RFP	<u>November</u>
<u>Non-Mandatory</u> Pre-Proposal Meeting at Baker Middle School	9:00 a.m. Local Time, December 26, 2024
Deadline for written Requests For Clarifications	4 p.m. Local Time, Jan 3, 2025
DUE DATE FOR PROPOSALS	10 a.m. Local Time, Jan 7, 2025
School District’s Consideration of the Contract	Feb 18, 2025
Commencement of Work	Flooring June 9 th , Polishing Spring
	(note for flooring there may be some opportunity for spring break work)
Completion of Work	See Schedule

PLEASE NOTE: The School District reserves the right, in its sole and absolute discretion, to make modifications to the above selection timeline as it determines to be in its best interest.

II. SUBMISSION OF PROPOSALS

2.1. PROPOSAL SUBMISSION DEADLINE AND REQUIREMENTS

The Due Date for receipt of Proposals is:

Jan 7, 2025 at 10:00 a.m Local Time. EDT (the “Due Date”)

2.1.1. Sealed proposals should be submitted through Buildingconnect.com with the following link: <https://app.buildingconnected.com/public/5cc9d7f637c1a90018cb55dc>. No physical bids will be accepted in person or via delivery service. If you have issues with uploading your bid contact Mark Paulus (248) 880 – 6791.

2.1.2. Late Proposals: Each Contractor is responsible for submission of its Proposal. Proposals or Proposal revisions received after the Due Date will not be accepted or considered. The School District is not liable for any delivery or postal delays.

- 2.1.3. Signed Original Proposal:** Each Proposal must be signed by an authorized member of the Contractor’s firm. This member should be the highest-ranking officer at the local level. NO ORAL, FAX, or E-MAILED Proposals will be accepted. Each Proposal must be submitted on the Proposal Forms attached to this RFP.
- 2.1.4. Opening of Proposals:** At the specified location and Due Date stated above, all submitted Proposals shall be publicly opened and read aloud. Any interested parties may attend on-line. No immediate decision will be rendered.
- 2.1.5. E-Mail Clarifications:** The School District intends to communicate with Contractors via e-mail (e.g., RFP clarifications and addenda). Except for the delivery of the Proposal itself, references in this RFP to “written” form of communications include e-mail.
- 2.1.6. Additional Requests For Clarification:** Prospective Contractors may request that the School District clarify information contained in this RFP. All such requests must be made in writing via email. The School District will attempt to provide a written response to all written Requests For Clarification within five (5) business days after the receipt of such request. The School District will not respond to any Request For Clarification received after **4 p.m. on Jan 3, 2025**. Requests For Clarification and inquiries must be made via e-mail. All Requests For Clarification must be directed to Jennifer Vente at Jvente@troy.k12.mi.us. (Subject Line: Flooring RFP Request For Clarification). No response will be made to any oral questions. All questions and answers will be posted on the School District’s website. It is each Contractor’s responsibility to check the School District’s website prior to the RFP Due Date to ensure that it has received all of the information, including, but not limited to, all Addenda to this RFP.
- 2.1.7. Restrictions On Communication:** From the issue date of this RFP until a Contractor is selected and the selection announced, a prospective Contractor shall not communicate about the subject of this RFP or a Contractor’s Proposal with the School District, its Board of Education, or any individual member, administrators, faculty, staff, students, employees, or its Construction Manager, if any, except for additional Requests For Clarification in accordance with Paragraph 2.1.7 above, or as otherwise required by applicable law.
- 2.1.8. Addenda to the RFP:** If it becomes necessary to revise any part of this RFP, notice of the revision will be e-mailed to all parties that requested a copy of this RFP. All addenda will be issued through the School District’s website and all addenda shall become a part of this RFP. Each Contractor must in its Proposal, to avoid any miscommunication, acknowledge all addenda which it has received, but the failure of a Contractor to receive, or acknowledge receipt of, any addendum shall not relieve the Contractor of the responsibility for complying with the terms thereof.

- 2.1.9. RFP/Proposal Information Controlling:** The School District intends that all Contractors shall have equal access to information relative to this RFP, and that this RFP contains adequate information. No information communicated, either verbally or in writing, to or from a Contractor shall be effective unless confirmed by written communication contained in an addendum to this RFP, a Request For Clarification or other written response thereto, or in the Proposal.
- 2.1.10. Finality of Decision:** Any decision made by the School District, including the Contractor selection, shall be final.
- 2.1.11. Reservation of Rights:** The School District reserves the right, in its sole and absolute discretion (for this provision and all other provisions contained in this RFP), to accept or reject, in whole or in part, any or all Proposals with or without cause. The School District further reserves the right to waive any irregularity or informality in the RFP process or any Proposal, and the right to award the Contract to other than the Contractor(s) submitting the best financial Proposal (low bidder). The School District reserves the right to request additional information from any or all Contractors. The School District reserves the right to select one or more Contractors to perform the Work on behalf of the School District. In the event the Contractor's Proposal is accepted by the School District and the Contractor asserts exceptions, special considerations or conditions after acceptance, the School District, in its sole and absolute discretion, reserves the right to reject the Proposal and award the Contract to another contractor.
- 2.1.12. Release of Claims:** Each Contractor by submitting its Proposal releases the School District from any and all claims arising out of, and related to, this RFP process and selection of a Contractor.
- 2.1.13. Contractor Bears Proposal Costs:** A recipient of this RFP is responsible for any and all costs and liabilities incurred by it or others acting on its behalf in preparing or submitting a Proposal, or otherwise responding to this RFP, or any negotiations incidental to its Proposal or this RFP.
- 2.1.14. Irrevocability of Proposals:** All Proposals submitted shall not be withdrawn and shall be irrevocable for a minimum period of ninety (90) calendar days following the Due Date for receipt of Proposals set forth above.
- 2.1.15. Collusive Bidding:** The Contractor certifies that its Proposal is made without any previous understanding, agreement, or connection with any person, firm or corporation making a Proposal for the same Work and is in all respects fair, without outside control, collusion, fraud, or otherwise illegal action.

2.2. PROPOSAL REQUIREMENTS AND FORMAT

This outlines the information that must be provided by each Contractor and the required format for its Proposal. Any Proposal not providing the required information, or not conforming to the format specified, may be disqualified on that basis. Please also refer to Sections 2.1, 4.1, and 4.2 of this RFP for additional Proposal requirements. Attached to this RFP is a form of contract under which the Work requested under this RFP shall be provided by the successful Contractor (the “Contract” and referred to throughout the Contract as the “Agreement”) (See also Section 3.1 of this RFP). The Contract contains many details relative to the Work requested by the School District, the terms and conditions under which the Work shall be provided by the Contractor, and should be reviewed carefully by each Contractor prior to submitting a Proposal.

Any exceptions to the terms and conditions contained in this RFP or the form of Contract attached to this RFP, or any other special considerations or conditions requested or required by the Contractor MUST be specifically enumerated by the Contractor and be submitted as part of its Proposal, together with an explanation as to the reason such terms and conditions of the RFP or form of Contract cannot be met by, or, in the Contractor’s opinion, are not applicable to, the Contractor. The Contractor shall be required and expected to meet the specifications and requirements as set forth in this RFP and the form of Contract in their entirety, except to the extent exceptions or special considerations or conditions are expressly set forth in the Contractor’s Proposal and those exceptions or special considerations or conditions are expressly accepted by the School District. All Pricing factors must be clearly indicated in the Proposal Forms provided as part of the Contractor’s Proposal.

Each Proposal must include, at a minimum, the following:

- 2.2.1** A detailed list setting forth any exceptions to this RFP and/or the Contract, or other special considerations or conditions of the Contractor, including explanations of such exceptions or the reason such terms and conditions of the RFP or form of Contract cannot be met by, or on the Contractor’s opinion are not applicable to, the Contractor.
- 2.2.2** References – Each Proposal must include detailed evidence that the Contractor is currently providing Work for other K-12 public school districts or educational institutions. The Contractor must provide this information, including contact names, addresses, phone numbers, and type and scope of work provided. This should include school districts of similar size and scope as the School District.
- 2.2.3** Evidence of the Contractor’s ability to provide adequate insurance coverages as required by this RFP and the Contract to protect the interests of the Contractor and the School District.
- 2.2.4** Demonstrate that the Contractor understands and will comply with all regulatory laws, codes, and requirements of any Local, State, and Federal law that apply to the requirements and obligations under this RFP and the Contract.
- 2.2.5** A completed Proposal Pricing Form provided as **ATTACHMENT A**.
- 2.2.6** A completed Familial Disclosure Affidavit provided as **ATTACHMENT B**.

2.2.7 A completed Iran Economics Sanctions Act Affidavit of Compliance provided as **ATTACHMENT C**.

2.3. **SPECIFICATIONS**

SEE ATTACHED

III. CONTRACTUAL OBLIGATIONS

3.1. **FORM OF CONTRACT**

3.1.1. **Form of Contract**: This is a Request For Proposals only. Proposals will be treated as offers to enter into the Contract (as defined above) with the School District. The School District and successful Contractor shall memorialize their contractual relationship and obligations using the form of Contract attached hereto as **ATTACHMENT D**. The Contract contains many details relative to the Work required under this RFP, as well as the terms and conditions under which the Work shall be provided by the successful Contractor. The Contract should be reviewed carefully by each Contractor prior to submitting a Proposal. Any exceptions to the terms and conditions contained in the Contract, or any other special considerations or conditions requested or required by the Contractor relative to this RFP or the form of Contract shall be expressly/specifically enumerated by the Contractor and be submitted as part of its Proposal, together with an explanation as to the reason such terms and conditions cannot be met by, or, in the Contractor's opinion are not applicable to, the Contractor, provided however, that exceptions or special conditions of the Contractor will not be binding upon the School District unless those exceptions or special conditions are expressly accepted by the School District, and incorporated into the final Contract. Following the selection of the successful Contractor by the School District, the Contract will be finalized by the parties. The below sections contain information relative to selected provisions of the Contract and/or the expectations of the School District relative to the provision of the Work.

3.1.1.1. **Familial Disclosure Affidavit**: All Contractors must provide familial disclosure in compliance with MCL 380.1267 and attach this information to its Proposal. The Proposal must be accompanied by a sworn and notarized statement disclosing any familial relationship that exists between the owner and/or any employee of the Contractor and any member of the School District's Board of Education or the School District's Superintendent. The School District will not accept a Proposal that does not include this sworn and notarized disclosure statement. The Familial Disclosure Affidavit is attached to this RFP as **ATTACHMENT B**.

3.1.1.2. **Iran Economic Sanctions Act**: In accordance with Michigan Public Act No. 517 of 2012, all Proposals must be accompanied by a sworn

and notarized statement certifying that the Contractor is not an Iran Linked Business. The School District will not accept a Proposal that does not include this sworn and notarized statement. The Affidavit of Compliance – Iran Economic Sanctions Act is attached to this RFP as **ATTACHMENT C**.

3.1.1.3. Bid Security: Contractors must submit with its Proposal bid security in the form of a Bid Bond issued by a qualified surety or certified check/money order in an amount of five percent (5%) of the Proposal (“Bid Security”). Failure to include this Bid Security with the Contractor’s Proposal will result in the rejection of your Proposal. If a Bid Bond is posted by a Contractor, it shall be from a Treasury Surety licensed to do business in the State of Michigan, and the attorney-in-fact who executes the Bid Bond on behalf of the Contractor shall attach a certified, current copy of its power of attorney. In the event a certified check/money order is submitted, it shall be made payable to “Troy School District.” The School District shall not be liable for any interest earned thereon. The Bid Security shall be forfeited as liquidated damages, and not as a penalty, if the Contractor withdraws its Proposal after the Due Date for submission of Proposals or, upon acceptance of its Proposal by the School District, the Contractor fails to execute the form of Contract acceptable to the School District, substantially evidencing and incorporating this RFP and its Proposal and fails to provide the required Performance Bond and/or Payment Bond, if any, and the required insurance certificates, within fifteen (15) days of an award of a Contract to the Contractor. Bid Bonds shall be duly executed by the Contractor, as principal and by a surety that is properly licensed and authorized to do business in the state in which the Work is to be performed. All sureties providing bonds for this Project must be listed in the latest version of the Department of Treasury’s Circular 570, entitled “Companies Holding Certificates of Authority as Acceptable Sureties on Federal Bonds and as Acceptable Reinsuring Companies”, with the bond amount less than or equal to the underwriting limitation, and/or have an A.M. best rating of A- or better. Bid Security shall be returned to all non-successful Contractors within a reasonable time after the award of a Contract and execution of a Contract by the successful Contractor. The bid bond can be included with the proposal as submitted through Buildingconnected.com. If the bid security is a certified check/money order, this must be delivered to the following address: 1140 Rankin Street, Troy, MI 48083 prior to the bid due date and time.

3.1.1.4. Performance Bond: Successful Contractors whose Proposals are \$50,000 or more will be required to furnish Performance and Payment Bonds, in a form satisfactory to the School District, in the amount of 100% of its Proposal by a Treasury-listed Surety licensed to do business in the State of Michigan, and the attorney-in-fact who

executed the Performance and Payment Bonds on behalf of the Contractor shall attach a certified, current copy of its power of attorney. The cost of the Bonds shall be included in each Proposal.

3.1.1.5. Governing Law: The Contract shall be governed by and construed in accordance with the laws of the State of Michigan. The parties hereby agree to the exclusive jurisdiction and venue of courts sitting in Oakland County, Michigan.

3.1.1.6. General Indemnification: Contractor shall indemnify, defend and hold harmless the School District, its Board of Education, its Board Members, in their official and individual capacities, its administrators, employees, agents, contractors, successors and assignees, from and against any and all claims, counter claims, suits, debts, demands, actions, judgments, liens, costs, expenses, damages, injuries and liabilities, including actual attorney's fees and actual expert witness fees arising out of or in connection with Contractor's performance of the Contract and/or from Contractor's violation of any of the terms of the Contract, including, but not limited to: (i) the negligent acts or willful misconduct of the Contractor, its officers, directors, employees, successors, assignees, contractors and agents; (ii) any breach of the terms of the Contract by the Contractor, its officers, directors, employees, successors, assignees, contractors and agents; (iii) any violation or breach of any applicable Federal, State or local law, rule, regulation, ordinance, policy and/or licensing and permitting requirements applicable to the Contract; or (iv) any breach of any representation or warranty by the Contractor, its officers, directors, employees, successors, assignees, contractors and agents under the Contract. The Contractor shall notify the School District by certified mail, return receipt requested, immediately upon actual knowledge of any claim, suit, action, or proceeding for which Troy School District may be entitled to indemnification under the Contract. This paragraph shall survive the expiration or earlier termination of the Contract.

3.1.1.7. Compliance With Laws: Contractor shall comply with any and all applicable federal, state, and local laws, rules, ordinances, policies, and regulations, including any licensing and permitting requirements, under the Contract. Contractor, including its personnel, employees, contractors, consultants, and agents shall be responsible for knowing the School District's policies concerning appropriate behavior of persons in School District facilities and, on School District properties, including for example, the prohibitions of sexual harassment and smoking, and shall comply with all such policies. Contractor represents and warrants to the School District that it shall at all times be in compliance with any and all applicable federal and state laws, rules, ordinances, policies and regulations, and licensing and permitting requirement applicable to the Contract. Contractor shall

indemnify, defend, and hold School District harmless from any liability from its failure to so comply.

3.1.1.8. Right to Terminate on Breach: Each party shall have, in addition to all other remedies available to it, the right to terminate the Contract immediately upon written notice to the other party that the other party has committed a material breach of any of its obligations herein and such material party has committed a material breach of any of its obligations herein and such material breach shall not have been cured or corrected within ten (10) days following written notice of the same. Furthermore, if the School District must regularly request that the Contractor cure breaches of the Contract, such circumstances shall be grounds for termination of the Contract for cause, even if each breach on its own would not be material.

i. **Events Upon Termination:** Upon termination of the Contract by either party for Breach or default of the other party, each party shall be entitled to exercise any other right, remedy or privilege which may be available to it under applicable law or proceed by appropriate court action to enforce the terms of the Contract or to recover damages for the breach of the Contract. Upon termination of the Contract, the Contractor shall immediately provide the School District with any and all drawings and documentation regarding the Work. In the event of termination, title to all supplies, materials, equipment or products purchased by the Contractor for integration into the Work shall pass to the School District, and Contractor shall deliver possession of said supplies, materials, equipment or products to the School District at a location to be designated by the School District.

3.1.1.9. Pricing: Prices quoted are to be F.O.B. to Troy School District. All purchases Prices shall be net; including transportation, insurance and delivery charges fully prepaid by the successful Contractor to destinations indicated in the Proposal.

3.1.1.10. Taxes: This project is NOT exempt from taxes.

3.1.1.11. Proposal Withdrawal: Contractors may withdraw its Proposals any time before the Due Date. Proposals may not be withdrawn for at least 90 days after the Due Date.

3.1.1.12. Competition: The name of a model, manufacturer, or brand in this RFP shall not be considered as exclusive of other brands. Brands and models specified in this RFP are preferred. The School District expects all supplies, materials, equipment, or products bid by a Contractor to

meet or exceed the Specifications set forth in this RFP. Further, it is the School District's intent that this RFP permit competition. Accordingly, the use of any patent, proprietary name, or manufacturer's name is for demonstrative purposes only and is not intended to curtail competition. Whenever any supplies, material, equipment, or products requested in this RFP are specified by patent, proprietary name or by the name of the manufacturer, unless stated differently, such specification shall be considered as if followed by the words "or comparable equivalent," whether or not such words appear. The School District in its sole and absolute discretion, shall have the right to determine if the proposed equivalent products/brands submitted by the Contractor meet the Specifications contained in this RFP and possess equivalent and/or better qualities. It is the Contractor's responsibility to notify the School District in writing if any Specifications or suggested comparable equivalent products/brands require clarification by the School District prior to the Due Date for Proposals. Any and all deviations from Specifications must be noted on the Proposal Form.

IV. PROPOSAL

4.1. PROPOSAL FORMS

Each Contractor shall submit its Proposal using the Proposal Pricing Form attached hereto as **ATTACHMENT A**, along with any other information required by this RFP or deem necessary and appropriate by the Contractor for evaluation of its Proposal.

4.2. PROPOSAL CHECKLIST

In addition to the Proposal Pricing Form and any information required under Section 4.1 above, please attach copies of the following documents to your Proposal:

- 4.2.1.** Proposal Pricing Form and detailed list setting forth any exceptions to the RFP and/or Contract, or other special considerations or conditions of the Contractor, including explanations of such exceptions or the reason such terms and conditions of the RFP or form of Contract cannot be met by, or are not applicable to, the Contractor.
- 4.2.2.** List of Contractor's References (K-12 references preferred) with which Contractor has contracted to perform Work or services similar to the Work described herein. The Contractor must provide this information, including contact names, addresses, phone numbers, and type and scope of Work/services provided.
- 4.2.3.** Contractor's Verification of addenda to the RFP, if any.
- 4.2.4.** Evidence of the Contractor's ability to provide adequate insurance coverages as required by this RFP and the Contract to protect the interests of the Contractor and the School District.
- 4.2.5.** A completed Familial Disclosure Affidavit, which is attached hereto as **ATTACHMENT B**.

4.2.6. A completed Iran Sanctions Act Affidavit of Compliance, which is attached hereto as **ATTACHMENT C**.

ATTACHMENT A

PROPOSAL PRICING FORM

CONTRACTOR INFORMATION:

CONTRACTOR'S NAME: _____

CONTACT PERSON: _____

ADDRESS: _____

CITY/STATE: _____

TELEPHONE NUMBER: _____

FAX NUMBER: _____

E-MAIL ADDRESS: _____

A. CONTRACTOR PRICING – FLOORING

Barnard	\$ _____	including bond
Hill	\$ _____	including bond
Wass	\$ _____	including bond
Baker	\$ _____	including bond
IAE	\$ _____	including bond

TOTAL \$ _____ **including bond**

B. CONTRACTOR PRICING - POLISHING

Baker	\$ _____	including bond
AHS	\$ _____	including bond

TOTAL \$ _____ **including bond**

B. ACKNOWLEDGEMENT OF ADDENDA TO RFP

The Contractor acknowledges receipt of the following addenda:

Addendum Number _____ dated _____

Addendum Number _____ dated _____

Addendum Number _____ dated _____

The undersigned understands that the School District reserves the right to accept or reject in whole or in part any and all Proposals, to waive informalities and irregularities therein, and to award the Contract to other than the Contractor(s) submitting the best financial Proposal (low

bidder) and to award the Contract to one (1) or more Contractors in the School District's sole and absolute discretion.

If award is made to our firm based upon our Proposal, we agree to enter into the attached form of Contract with the School District to furnish the Work in strict accordance with this Request For Proposal, the Contract, and our Proposal.

My signature certifies that the Proposal as submitted complies with all terms and conditions as set forth in this Request For Proposal and the Contract, unless specifically enumerated as an exception as part of our Proposal.

I hereby certify that I am authorized to sign as a Representative for the firm.

CONTRACTOR HEREBY SUBMITS THIS PROPOSAL PRICING FORM IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE RFP.

Name of Contractor: _____

(Signature/Principal)

(Name Printed)

Date: _____

ATTACHMENT B

FAMILIAL DISCLOSURE AFFIDAVIT

The undersigned, the owner or authorized officer of _____ (the "Contractor"), pursuant to the familial disclosure requirement provided in the Troy School District's (the "School District") Request For Proposals For _____, hereby represents and warrants that, except as provided below, no familial relationships exist between the owner or any employee of the Contractor, and any member of the Board of Education of the School District or the Superintendent of the School District. A list of the School District's Board of Education Members and its Superintendent may be found at <http://www.troy.k12.mi.us>

List any Familial Relationships:

CONTRACTOR:

By: _____

Its: _____

STATE OF _____)
)ss.
COUNTY OF _____)

This instrument was acknowledged before me on the ____ day of _____, 20__, by
_____.

, Notary Public

_____ County, _____

My Commission Expires: _____

Acting in the County of : _____

ATTACHMENT D

CONTRACT

CONTRACT

I. This Contract (“Contract”) is made on _____, 20__ (“Effective Date”), between **TROY SCHOOL DISTRICT**, a Michigan public school district (“School District”), whose address is 4400 Livernois Road, Troy, Michigan 48098 and _____, a _____ (“Contractor”), whose address is _____. The School District and Contractor may each be referred to herein as a “Party” and collectively as the “Parties.”

RECITALS

A. The School District issued a Request For Proposal For _____ dated _____, as amended by [INSERT ADDENDA BY NAME AND DATE HERE] (collectively the “RFP”), the purpose of which was to solicit proposals from qualified contractors to furnish to the School District all of the materials and labor required to _____ identified in the RFP in accordance with the terms and conditions contained in the RFP and the Specifications attached thereto (the “Work”).

B. In response to the RFP, the Contractor submitted to the School District a Proposal dated _____, to perform the Work contemplated by the RFP.

C. The Parties have, in accordance with the provisions of the RFP, conducted negotiations concerning the Contractor’s Proposal to the RFP. The Contractor’s Proposal together with written clarifications of the Parties, if any, are attached hereto, incorporated by reference, and marked as **Exhibit A** (collectively referred to as the “Proposal”).

D. Pursuant to the terms of the RFP, the Contractor is required to enter into a written contract in accordance with the School District’s written acceptance of its Proposal.

E. The Parties agree that certain terms, conditions, and provisions of the RFP and the Proposal must be further clarified and that certain additional terms and conditions need to be expressly set forth by way of this Contract.

NOW THEREFORE, in consideration of the foregoing and the mutual covenants set forth herein, the Parties agree as follows:

• **1. RESTATEMENT CONSTITUTES THE CONTRACT**

(a) **Incorporation By Reference.** The object of this Contract is to formalize in one document the complete agreement between the Parties, and to do so by specifically incorporating by reference into this Contract the RFP, the Proposal, and other related documents, and by including certain additional necessary or appropriate Contract terms, particularly where the Contract terms agreed to by the Parties during the RFP negotiation process do not correspond with the RFP and/or the Proposal.

(b) **Order of Precedence.** The Contract Documents, which are all incorporated herein by reference, include the following:

- This Contract, including all Attachments hereto;
- The RFP, including the Specifications attached thereto; and
- Contractor's Proposal.

To the extent that the terms and conditions of the Contract Documents are in conflict, the terms and conditions shall be interpreted in the above-referenced order from 1 to 3. However, the Parties also agree that where there is not a conflict between any of the terms and conditions contained in the above-referenced Contract Documents, all of the Contract Documents shall be binding upon both Parties, except to the extent the exceptions contained in the Contractor's Proposal are not expressly accepted by the School District in writing and incorporated into this Contract.

• **2. TERM AND TERMINATION**

(a) This Agreement shall commence as of the Effective Date and all Work hereunder shall be completed no later than _____ and shall be in compliance with the Project Schedule attached hereto as **Exhibit B**.

(b) Each Party shall have, in addition to all other remedies available to it, the right to terminate this Contract upon written notice to the other Party that the other Party has committed a material breach of any of its obligations herein and such material breach shall not have been cured or corrected within ten (10) days following written notice of the same. Furthermore, in addition to the rights of the School District under this Paragraph if the School District must regularly request that the Contractor to cure breaches of this Contract, such circumstances shall be grounds for termination of this Contract for cause, even if each breach on its own would not be material. Upon termination of this Contract by the School District for breach or default of the Contractor pursuant to this Paragraph, the School District shall be entitled to exercise any other right, remedy, or privilege which may be available to it under applicable law or proceed by appropriate court action to enforce the terms of the Contract or to recover damages for the breach of this Contract. If this Contract is terminated in accordance with any of the provisions contained herein, all rights of the Contractor under this Contract shall cease. Regardless of the basis for termination, the School District shall neither be liable to, nor obligated to pay, the Contractor for any incidental or consequential damages or lost profits, or costs incurred for Work not actually performed.

(c) Notwithstanding anything contained herein to the contrary, the School District may terminate this Contract at any time and for any reason or no reason at all upon written notice to the Contractor.

3. WARRANTY

The Contractor warrants and represents that its Work, will be in accordance with all applicable federal, state, and local laws and regulations for a minimum of two (2) years from completion of the Work.

4. INSURANCE

The Contractor shall maintain, at its expense, during the term of this Contract the following insurance:

(a) Worker’s Compensation Insurance with statutory limits and Employer’s Liability Insurance with a minimum limit of \$1,000,000 each occurrence.

(b) Comprehensive General Liability Insurance with a minimum combined single limit of \$1,000,000 per occurrence and \$3,000,000 in the aggregate, in the same amount made for bodily injury and property damage. The policy is to include products and completed operations, cross liability, broad form property damage, independent bidders, and contractual liability coverage. The policy shall be endorsed to provide thirty (30) days written notice to the School District of any material change of coverage, cancellation, or non-renewal of coverage.

(c) If Subcontractors are likely to be used, the Comprehensive General Liability policy shall include coverage for independent contractors.

(d) Automobile Liability insurance covering all owned, hired, and non-owned vehicles with personal protection insurance and property insurance to comply with the provisions of the Michigan no-fault Insurance Law, including residual liability insurance with a minimum combined single limit of \$1,000,000 each occurrence of bodily injury and property damage.

(e) All insurance policies shall be issued by companies licensed to do business in the State of Michigan. The companies issuing the policies must be domestic (on-shore) companies and have an A-rating by AM Best.

(f) The Contractor shall be responsible for payment of all deductibles contained in any insurance policy required in this Contract.

(g) Other requirements: Evidence of your insurance coverages, required herein, is to be provided to the School District and must indicate:

1. A Best’s rating for each of your insurance carrier at A-VII or better,
2. “Troy School District” is endorsed as an additional insured on the General Liability policies.
3. All consultants must be listed as additional insured.

5. CONTRACTOR’S COMPENSATION

Based upon the School District’s RFP and the Contractor’s Proposal, the School District shall pay the Contractor for its Work as follows:

6. MISCELLANEOUS

(a) Notices. All notices hereunder shall be in writing and shall be effective when sent by facsimile or electronic mail (provided, however, that any notice which could materially affect the rights of either Party shall also be sent by courier as provided herein) or a nationally known courier service such as DHL or Federal Express, addressed to the addresses written below, or to such other address as either Party may have last designated in writing in the manner herein provided. Such notice shall be deemed given when received, but in any event no later than four (4) days after sent by the internationally known courier. All notices shall be sent to the following address:

If to the Contractor:

Attention:

Copy To:

If to the School District: Troy School District
4400 Livernois Road
Troy, Michigan 48098

(b) Assignment. This Contract and any other interest herein may not be assigned or transferred, in whole or in part, by either Party without the prior written consent of the other Party, which consent shall not be unreasonably withheld, and any assignment or transfer without such consent shall be null and void. This Contract shall be binding upon the successors, and subject to the above, assigns of either Party.

(c) Severability. If any provision of this Contract is held invalid or unenforceable, the remainder of this Contract shall nevertheless remain in full force and effect. If any provision is held invalid or unenforceable with respect to particular circumstances, it shall nevertheless remain in full force and effect in all other circumstances.

(d) Independent Contractor; No Joint Venture. It is expressly agreed that Contractor is acting hereunder as an independent contractor and under no circumstances shall any of the employees of either Party be deemed the employees of the other for any purpose. This Contract shall not be construed as authority for either Party to act for the other Party in any agency or other capacity or to make commitments of any kind for the account of, or on behalf of, the other Party, except to the extent, and for the purposes, expressly provided for and set forth herein, and no partnership or joint venture is created hereby.

(e) Modifications. No provision of this Contract or any Exhibit hereto may be modified without the prior written consent of both Parties.

(f) Captions. The captions used in this Contract are for convenience only and shall not affect in any way the meaning or interpretation of the provisions of this Contract.

(g) Governing Law. This Contract shall be construed in accordance with, and its performance governed by, the laws of the State of Michigan. The Parties hereby agree to the exclusive jurisdiction and venue of courts sitting in Oakland County, Michigan.

(h) Taxes. Contractor is responsible for sales taxes and any other applicable taxes related to the Work provided under this Contract.

(i) Entire Agreement. This Contract and all Exhibits and documents incorporated herein by reference constitute the entire agreement between the Parties, and supersedes all previous agreements, whether written or oral.

IN WITNESS WHEREOF, the undersigned have caused this Contract to be duly executed on the dates indicated below.

CONTRACTOR:

SCHOOL DISTRICT:

By: _____

By: _____

Its: _____

Its: _____

Date: _____

Date: _____

EXHIBIT A

WRITTEN CLARIFICATIONS

EXHIBIT B

PROJECT SCHEDULE – see scope of work

2025 Flooring Scope of Work

Project consists of:

Removal and installation of flooring materials and floor polishing at Barnard, Hill and Wass Elementary Schools, Baker Middle School, Athens High School, and International Academy. For each building there is a plan showing the areas of work – shaded by color on a composite plan, enlarged plan(s) (if necessary) and a room finish schedule. The room finish schedule contains information on desired materials and alternates. Some existing flooring is asbestos containing. These spaces will be abated by TSD. As such, do not include demolition of these rooms. Spaces indicated on the room finish schedule in the demolition column with a “yes” means you are to include demolition in your bid.

Note: Project is divided into two bid divisions. Bid division 1 is all the flooring demo and replacement. Bid division 2 is concrete and terrazzo floor polishing.

Scope of work - Replacement:

Barnard, Hill, Wass, IAE and Baker - Remove and replace flooring in shaded rooms.

Scope of work - Polishing:

Baker – Polish terrazzo in cafeteria, storage and corridors.

AHS – Polish concrete in concessions area (currently painted).

Specifications:

Demolition – VCT and Carpet Areas

1. Remove existing flooring and base as noted in room finish schedule – dispose of legally off site.
2. It is essential that all substrates be permanently dry, clean, smooth, and structurally sound. Substrates shall be free of all foreign materials such as dust, solvent, paint, wax, grease, oil, residual adhesive, adhesive removers, curing, sealing, hardening, or parting compounds, alkaline salts, excessive carbonation or laitance, mold, mildew, and other foreign materials that might prevent adhesive bond. Substrate preparation should be done while the permanent HVAC is set at a minimum 68°F. Vacuuming the substrates with a commercial shop vacuum is a preferred method of removing dirt and dust. For concrete floors, damp mopping is an excellent way to remove fine dust. A clean substrate is essential for proper bonding of the adhesive to the substrate. Contractor responsible for all prep and required testing by the manufacturer.

Installation – CPT 2 Walk off carpet (Yellow)

1. Provide Forbo Coral 24” X 24” tile. Color TBD - extent as shown on drawings.
2. All installation will be per the manufacturer’s guidelines for this product.
3. Grind smooth existing surface.
4. Skim coat all areas with Ardex or similar to receive Forbo product.
5. Check Rh for 60 days prior to install.
6. Product will be installed using Forbo Sustain 1195 adhesive.
7. Provide new 4 1/2" H Roppe rubber base color.
8. Contractor must have certified installer on site during installation.
9. See manufactures specifications for proper installation of product.

Installation – MCT Luxury tile (Blue)

1. Provide Forbo MCT as the base bid.
2. All installation will be per the manufacturer's guidelines for this product.
3. Grind smooth existing surface.
4. Skim coat all areas with Ardex or similar to receive Forbo product.
5. Check Rh for 60 days prior to install.
6. Product will be installed with Sustain 1195 adhesive.
7. Provide new 4 1/2" H Roppe rubber base.
8. Contractor must have certified installer on site during installation.
9. See manufactures specifications for proper installation of product.
10. All locations to be random pattern 2 colors.

Installation – CPT Flotex (Green)

1. Provide Forbo Flotex modular v1.01 20" X 20" or 10" X 40" - extent as shown on drawings.
2. All installation will be per the manufacturer's guidelines for this product.
3. Grind smooth existing surface.
4. Skim coat all areas with Ardex or similar to receive Forbo product.
5. Check Rh for 60 days prior to install.
6. Product will be installed with FRT 950 adhesive.
7. Provide new 4 1/2" H Roppe rubber base.
8. Contractor must have certified installer on site during installation.
9. See manufactures specifications for proper installation of product.
10. All locations to be random pattern 2 colors.

Installation – Rubber Flooring – (Pink)

Provide nora Satura 39" X 39" tiles. Colors TBD.

2. All installation will be per the manufacturer's guidelines for this product. Including performing water droplet test and bond test.
3. Sand/grind smooth the existing surface. Be sure finish is not too smooth as to allow absorption of the prep and adhesive.
4. Skim coat all areas with Ardex or similar to receive nora product.
5. Check Rh for 60 days prior to install.
6. Product will be installed with nora AC MR95 adhesive.
7. Provide new 4 1/2" H Roppe rubber base color; TBD
8. Contractor must have manufacturer or certified installer on site during installation.
9. Surface cracks, grooves, depressions, control joints or other non-moving joints, and other irregularities must be filled or smoothed with a patching or underlayment compound with no moisture vapor emission limitations. These compounds must provide a minimum of 3000 psi compressive strength per ASTM standards. Project warranties should be obtained from the manufacturer of the installed floor prep product.

Schedule:

Abatement schedule is as follows:

June

Flooring schedule is as follows:

Barnard – June 20th Start, Finish July 11th

Hill – June 30th Start, Finish July 11th

Wass – June 11th Start, Finish July 11th

Baker – June 10th Start Classrooms, July 1 Start Offices, Finish Classrooms June 27, Offices July 18th

IAE – June 10th Start, Finish July 3rd

Polishing schedule is as follows:

Baker – Start June 10th (cafeteria and E/W corridor), Finish by June 27, Start June 30 (N/S corridor), Finish July by July 18th

IAE - Between June 25 and July 18

Athens High School – Spring

Color Schedule – Remaining color selections will be issued as an addendum

Baker nora – Grano Camphor accent TBD

Baker Offices (not in main office suite) – Flotex Greywood plank

General Notes

TSD will address all moving needs.

Color schedule will be issued as an addendum.

Contractor to provide rubber transitions strips by Mannington model – Fusion at all transitions from soft to hard surface, height differences or at the edge of exposed flooring. Contractor to verify locations with owner prior to install. Color TBD.

Contractor to remove ALL metal Schluter trim in rooms/spaces where work is taking place. This is between CT and carpet, VCT to walk off, VCT to recessed mat and other conditions. In a few locations where the recessed mats are being filled in the metal can be ground down below the level of the prep. Must be 1/8" below prep so as not to telegraph through.

For all rooms being abated by TSD they will be ground. Contractor to include floor prep.

For rooms with moveable partitions – carpet will extend under the partitions. TSD will open partitions.

When installing base in rooms include installing base on casework (all) and lockers (except Baker). Note some will require cutting rubber base down.

In all rooms where a pedigrid type mat exists contractor to remove mat, remove Schluter strip, infill flush with adjacent surface then grind/sand smooth to accept new finishes.

If flooring demo is called for include demo of base. Include in your bid 4 ½" h base. This will be reviewed in the field after demolition is complete. All flooring and base demolition to be completed by the flooring bid category.

Contractor to protect all electrical floor boxes during demolition.

Flooring contractor to remove all base and flooring not called to be abated except for Baker corridors see special note.

All rooms to be polished include new rubber base – by flooring contractor except Baker corridors see special note.

Provide 1% for attic stock.

Contractor to conduct moisture readings during Spring Break and report results to TSD. Number of probes per ASTM.

Provide metal Schluter strip at exposed edges of Coral Brush.

Contractors to uninstall to re-install all Nightlocks.

Building specific notes:

Wass has Fritztile in the corridors. Include complete demolition of that product and floor leveling up to meet subfloor of all adjacent rooms . Take into consideration the height of the new flooring materials.

Baker – Polishing contractor in all terrazzo areas is to remove existing terrazzo base except under lockers – scrape/grind clean the walls. Flooring contractor will install new 4 ½" h rubber base in areas where old base was removed.

Hill – Provide nora hammered rubber treads and risers at the LGI in two locations. Acknowledge this will be two pieces. At sides of ramp and stairs please grind smooth.

Hill – extend walk-off material 4 feet inside the doors as shown on plans.

Hill – LGI has existing power poles that will remain.

Baker – note at Life Skills and band a room there is existing casework to polish around.

IAE – Demo tables and casework islands have been removed.

AHS Concessions – Has existing rubber base to be removed by the flooring contractor.

Baker – In the Band, Choir and Orchestra rooms Provide accent tiles – approximately 9' X 9' (6) islands per room.

END

Baker Middle School

Room type	Room number	Abatement	Demolition	New Finish	Base	Base bid or alternate
Office	1	No	Yes	CPT	Rubber	Base bid
Office	2	No	Yes	CPT	Rubber	Base bid
Office	3	No	Yes	CPT	Rubber	Base bid
Office	4	No	Yes	CPT	Rubber	Base bid
Office	5	No	Yes	CPT	Rubber	Base bid
Office	6	No	Yes	CPT	Rubber	Base bid
Office	7	No	Yes	CPT	Rubber	Base bid
Office	8	No	Yes	CPT	Rubber	Base bid
Office	9	No	Yes	CPT	Rubber	Base bid
Office	10	No	Yes	CPT	Rubber	Base bid
Office	11	No	Yes	CPT	Rubber	Base bid
Office	12	No	Yes	CPT	Rubber	Base bid
Office	13	No	Yes	CPT	Rubber	Base bid
Support Space	14	No	Yes	MCT	Rubber	Base bid
Support Space	15	No	Yes	MCT	Rubber	Base bid
Support Space	16	No	Yes	MCT	Rubber	Base bid
Support Space	17	No	Yes	Grind	Rubber	Base bid
Support Space	18	No	Yes	Grind	Rubber	Base bid
North Vestibule	-	No	Yes	CPT 2	Rubber	Base bid
Southwest Vestibule	-	No	Yes	CPT 2	Rubber	Base bid
Southeast Vestibule	-	No	Yes	CPT 2	Rubber	Base bid
East Vestibule	-	No	Yes	CPT 2	Rubber	Base bid
Classroom	100	No	Yes	CPT	Rubber	Base bid
Classroom	101	No	Yes	CPT	Rubber	Base bid
Classroom	102	No	Yes	CPT	Rubber	Base bid
Computer Lab	103	No	Yes	CPT	Rubber	Base bid
Classroom	106	No	Yes	CPT	Rubber	Base bid
Classroom	107	No	Yes	CPT	Rubber	Base bid
Classroom	108	No	Yes	CPT	Rubber	Base bid
Classroom	109	No	Yes	CPT	Rubber	Base bid
Classroom	110	No	Yes	CPT	Rubber	Base bid
Classroom	111	No	Yes	CPT	Rubber	Base bid
Classroom	112	No	Yes	CPT	Rubber	Base bid
Classroom	113	No	Yes	CPT	Rubber	Base bid
Classroom	115	No	Yes	CPT	Rubber	Base bid
Classroom	116	No	Yes	POLISH	Rubber	Base bid
Band	122	No	Yes	Rubber	Rubber	Base bid
Band Support a	-	No	Yes	POLISH	Rubber	Base bid
Band Support b	-	No	Yes	Rubber	Rubber	Base bid
Band Support c	-	No	Yes	Rubber	Rubber	Base bid
Band Support d	-	No	Yes	Rubber	Rubber	Base bid
Band Support e	-	No	Yes	Rubber	Rubber	Base bid
Orchestra	121	No	Yes	Rubber	Rubber	Base bid
Orchestra support a	-	No	Yes	Rubber	Rubber	Base bid
Orchestra support b	-	No	Yes	Rubber	Rubber	Base bid
Orchestra support c	-	No	Yes	Rubber	Rubber	Base bid
Orchestra support d	-	Yes	No	Grind	Rubber	Base bid
Orchestra support e	-	Yes	No	Rubber	Rubber	Base bid
Choir	-	Yes	No	Rubber	Rubber	Base bid
Choir Support a	-	No	Yes	Rubber	Rubber	Alternate
Choir Support b	-	No	Yes	Rubber	Rubber	Alternate
Office	123	No	Yes	CPT	Rubber	Base bid

Office	124	No	Yes	CPT	Rubber	Base bid
Office	125	No	Yes	CPT	Rubber	Base bid
Cafeteria	-	No	No	POLISH	Rubber	Base bid
Corridors	-	No	No	POLISH	Rubber	Base bid
Media Center	-	No	Yes	CPT	Rubber	Base bid
Video Production	-	No	Yes	CPT	Rubber	Base bid
Media Center Office	-	No	Yes	CPT	Rubber	Base bid
Support Space	126	No	Yes	MCT	Rubber	Base bid
Support Space	127	No	Yes	MCT	Rubber	Base bid

Wass Elementary School

Room type	Room number	Abatement	Demolition	New Finish	Base	Base bid or alternate
Corridors	-	No	Yes	MCT	Rubber	Base bid
Main Vestibule	-	No	Yes	CPT 2	Rubber	Base bid
Principal	-	No	Yes	CPT	Rubber	Base bid
Office	-	No	Yes	CPT	Rubber	Base bid
Copy Room	-	No	Yes	CPT	Rubber	Base bid
Rear Vestibule	-	No	Yes	CPT 2	Rubber	Base bid
Media Center	-	No	Yes	CPT	Rubber	Base bid

Athens High School

Room type	Room number	Abatement	Demolition	New Finish	Base	Base bid or alternate
Concessions	-	No	No	POLISH	Rubber	Base bid

Hill Elementary School






Room type	Room number	Abatement	Demolition	New Finish	Base	Base bid or alternate
NE Vestibule a	-	No	Yes	CPT 2	Rubber	Base bid
NE Vestibule b	-	No	Yes	CPT 2	Rubber	Base bid
N Vestibule a	-	No	Yes	CPT 2	Rubber	Base bid
N Vestibule b	-	No	Yes	CPT 2	Rubber	Base bid
NW Vestibule	-	No	Yes	CPT 2	Rubber	Base bid
Main entrance	-	No	Yes	CPT 2	Rubber	Base bid
Studio	-	No	Yes	CPT	Rubber	Base bid
Clinic	-	Yes	No	MCT	Rubber	Base bid
Teacher Workroom	-	No	Yes	MCT	Rubber	Base bid
Office	-	No	Yes	CPT	Rubber	Base bid
Principal	-	No	Yes	CPT	Rubber	Base bid
Office workroom	-	No	Yes	MCT	Rubber	Base bid
Corridors	-	No	Yes	CPT	Rubber	Base bid
LGI	-	No	Yes	CPT	Rubber	Base bid

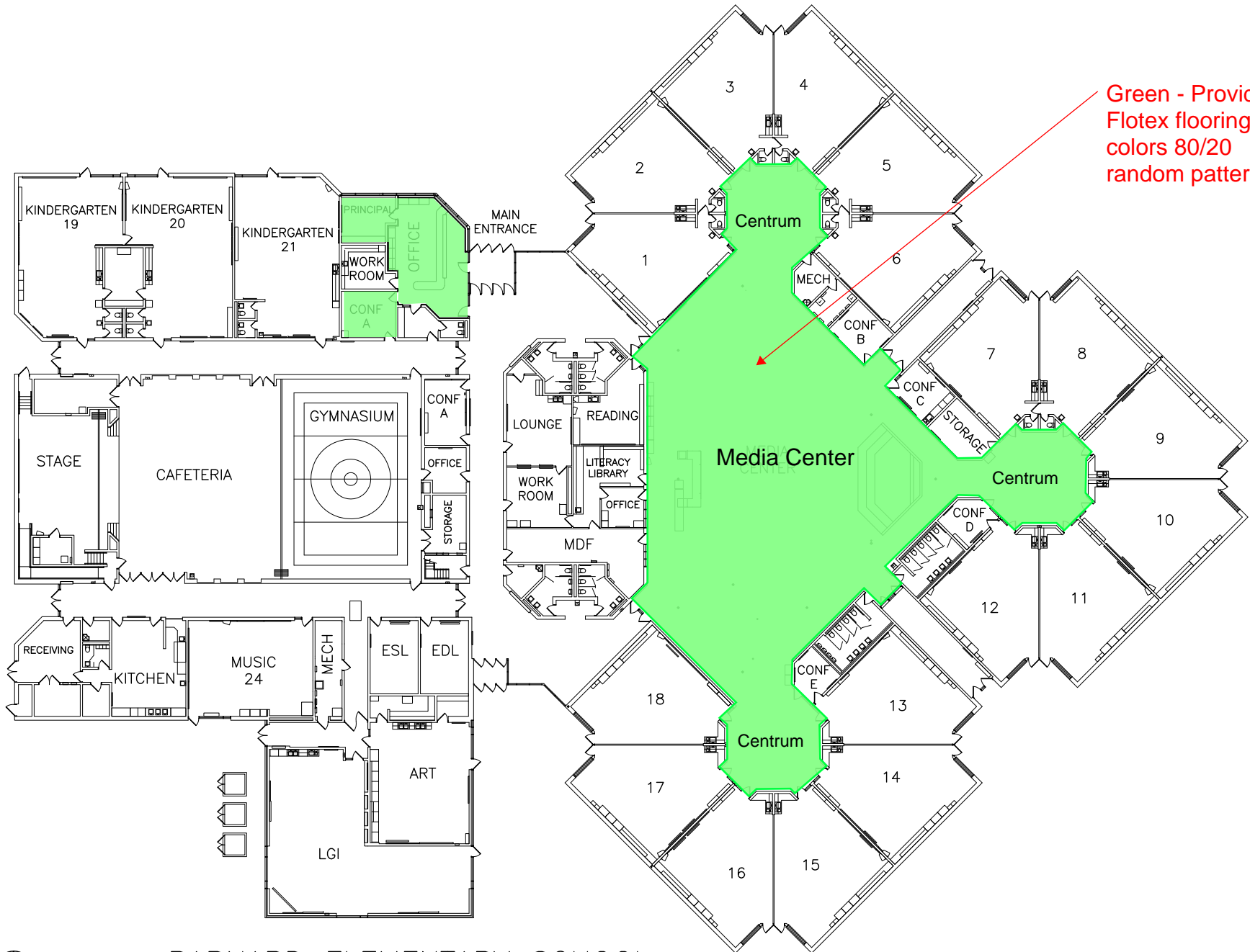
Barnard Elementary School

Room type	Room number	Abatement	Demolition	New Finish	Base	Base bid or alternate
Centrum a	-	No	Yes	CPT	Rubber	Base bid
Centrum b	-	No	Yes	CPT	Rubber	Base bid
Centrum c	-	No	Yes	CPT	Rubber	Base bid
Principal	-	No	Yes	CPT	Rubber	Base bid
Office	-	No	Yes	CPT	Rubber	Base bid
Conference	-	No	Yes	CPT	Rubber	Base bid
Media Center	-	No	Yes	CPT	Rubber	Base bid

International Academy

Room type	Room number	Abatement	Demolition	New Finish	Base	Base bid or alternate
Art Classroom	16	No	Yes	POLISH	Rubber	Base bid
Classroom	24	No	Yes	MCT	Rubber	Base bid
Classroom	26	No	Yes	POLISH	Rubber	Base bid
Classroom	27	No	Yes	MCT	Rubber	Base bid
Classroom	28	No	Yes	POLISH	Rubber	Base bid
Classroom	29	No	Yes	MCT	Rubber	Base bid
Classroom	30	No	Yes	MCT	Rubber	Base bid
Classroom	32	No	Yes	MCT	Rubber	Base bid

	=	RUB	Nora
	=	MCT	Forbo MCT
	=	CPT	Forbo Flotex
	=	CPT2	Forbo Coral Brush
	=	POLISH	Polished concrete



BARNARD ELEMENTARY SCHOOL

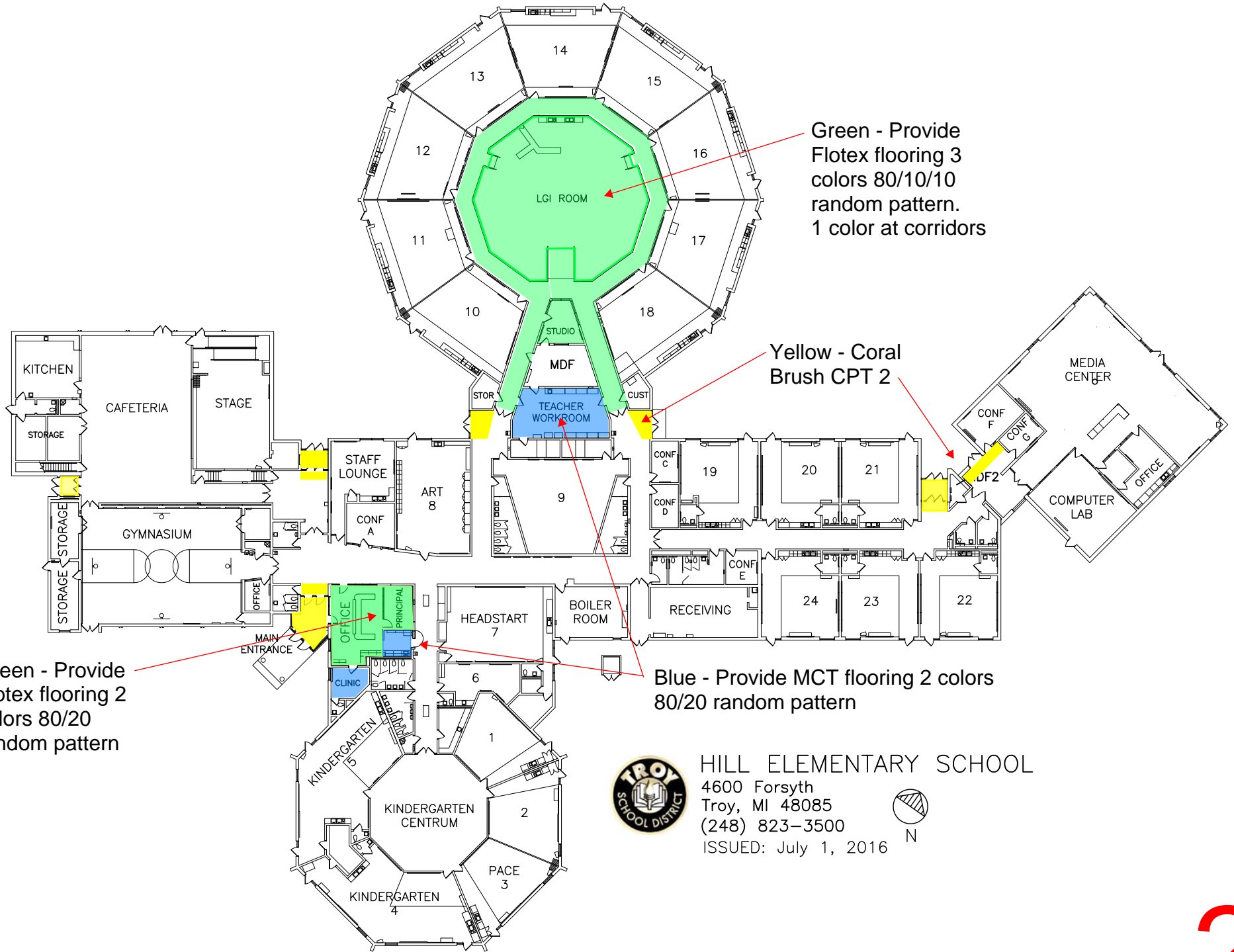
3601 Forge
 Troy, MI 48083
 (248) 823-4300
 ISSUED: July 1, 2016

Green - Provide Flotex flooring 3 colors 80/10/10 random pattern. 1 color at corridors

Yellow - Coral Brush CPT 2

Green - Provide Flotex flooring 2 colors 80/20 random pattern

Blue - Provide MCT flooring 2 colors 80/20 random pattern



HILL ELEMENTARY SCHOOL

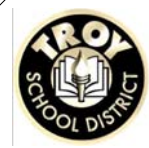
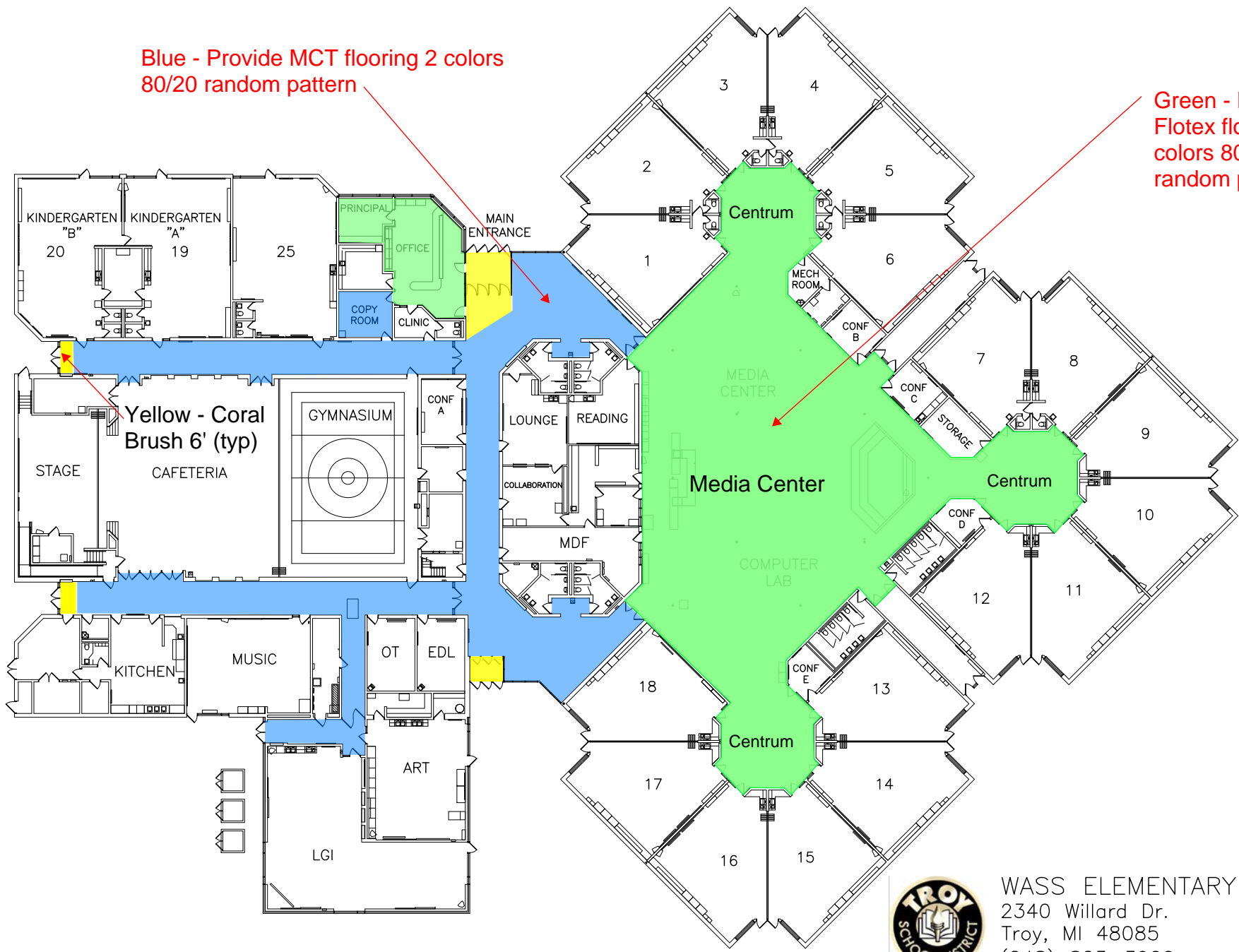
4600 Forsyth
Troy, MI 48085
(248) 823-3500

ISSUED: July 1, 2016



Blue - Provide MCT flooring 2 colors
80/20 random pattern

Green - Provide
Flotex flooring 2
colors 80/20
random pattern



WASS ELEMENTARY SCHOOL
2340 Willard Dr.
Troy, MI 48085
(248) 823-3900
ISSUED: July 1, 2016

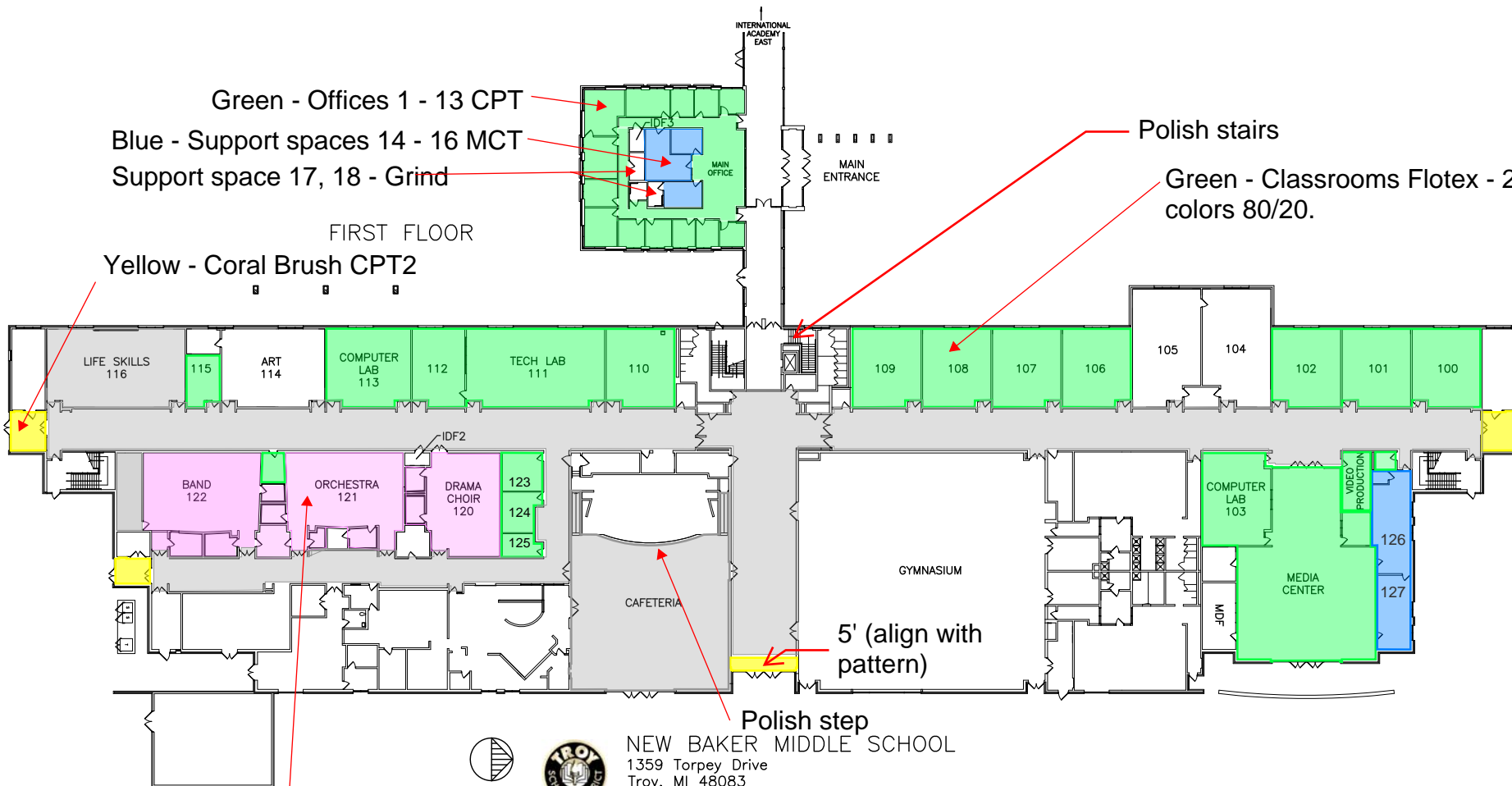


3

Green - Offices 1 - 13 CPT
 Blue - Support spaces 14 - 16 MCT
 Support space 17, 18 - Grind

Polish stairs
 Green - Classrooms Flotex - 2 colors 80/20.

FIRST FLOOR
 Yellow - Coral Brush CPT2

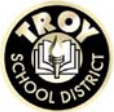
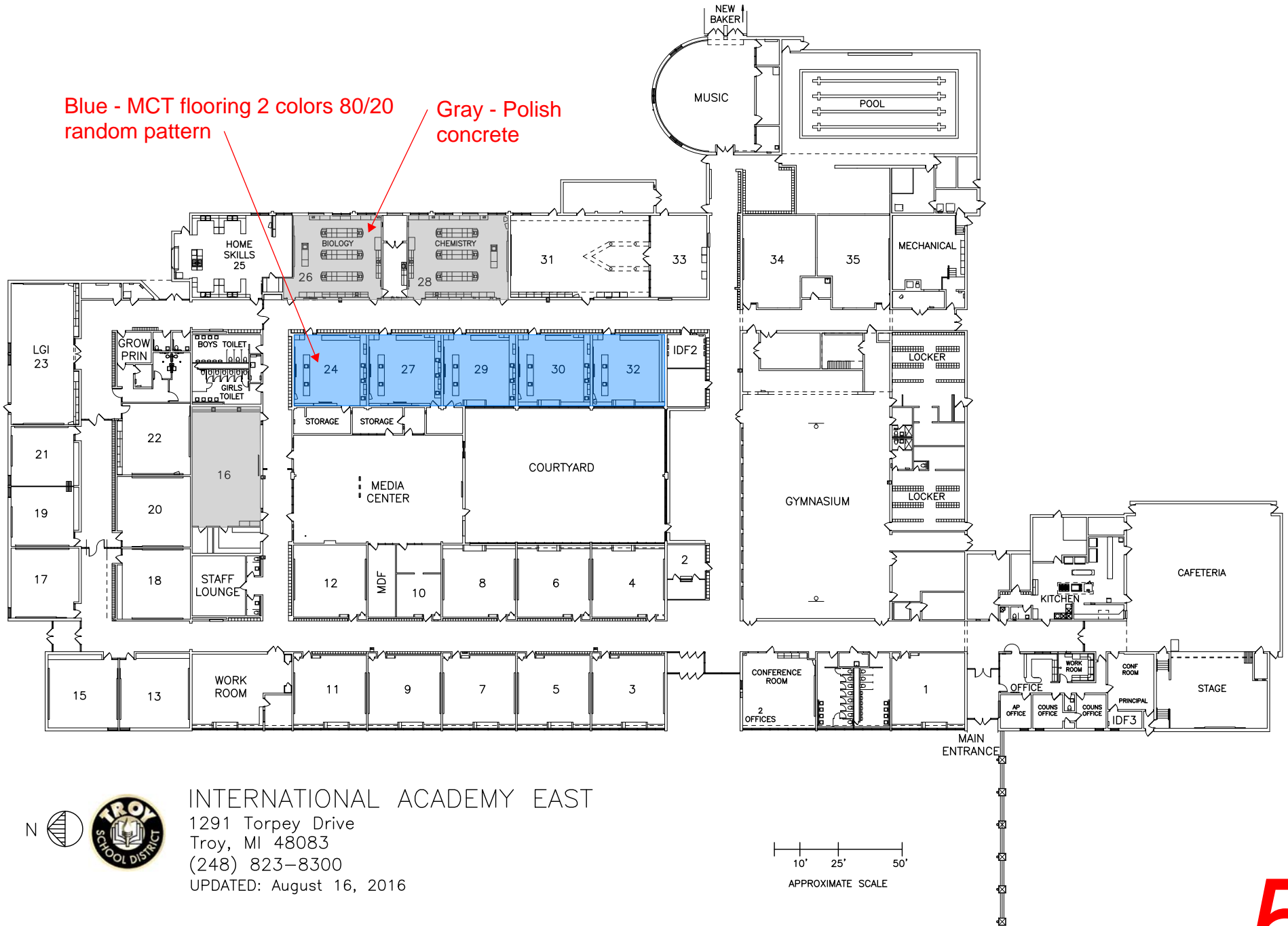


NEW BAKER MIDDLE SCHOOL
 1359 Torpey Drive
 Troy, MI 48083
 (248) 823-4600
 ISSUED: July 1, 2016

Pink - Nora rubber 3.5 mm 2
 colors in large spaces one color in
 small spaces

Blue - MCT flooring 2 colors 80/20 random pattern

Gray - Polish concrete



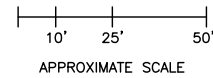
INTERNATIONAL ACADEMY EAST

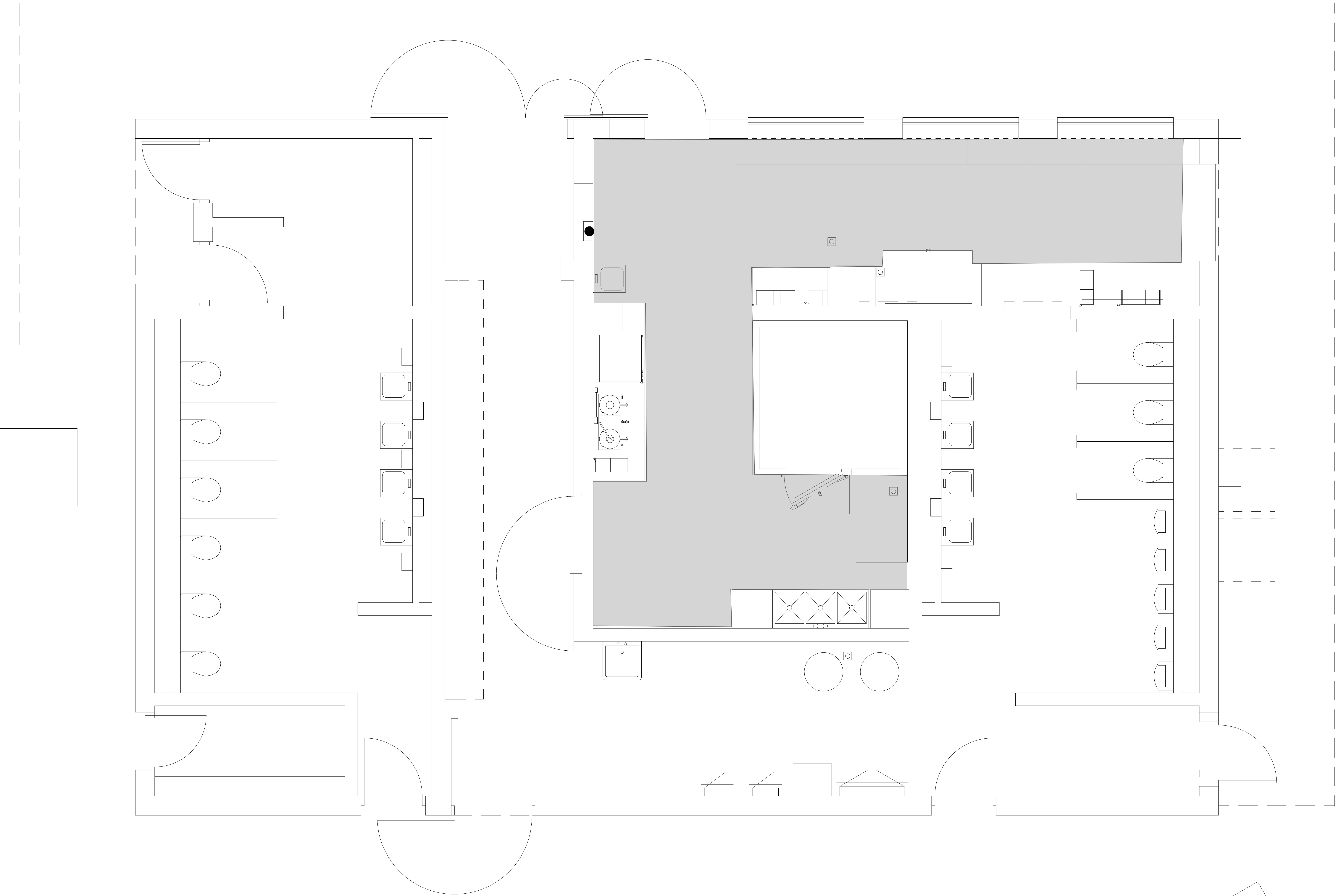
1291 Torpey Drive

Troy, MI 48083

(248) 823-8300

UPDATED: August 16, 2016





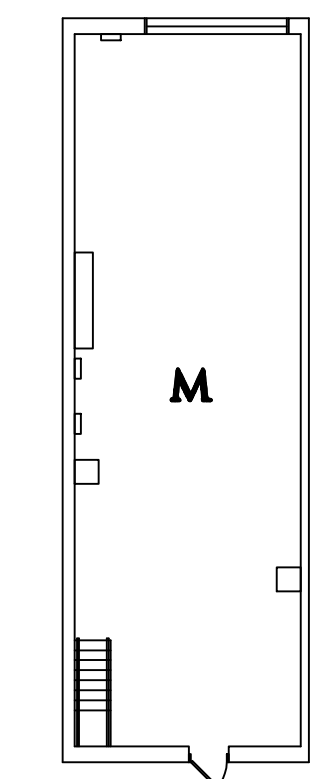
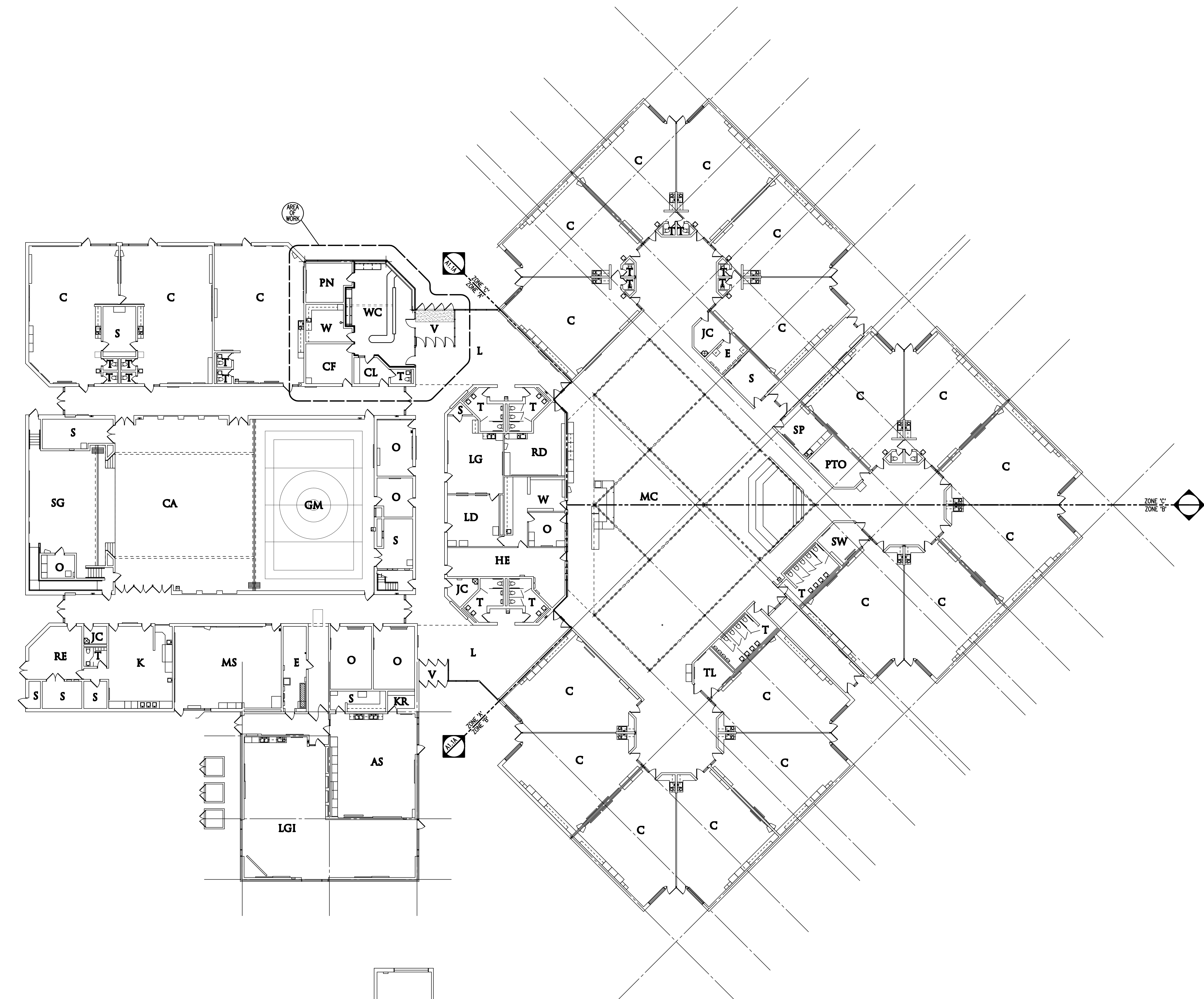
Athens Concession Stand

ROOM USE LEGEND	
AS	ART STUDIO
C	CLASSROOM
CA	CAFETERIA
CF	CONFERENCE ROOM
CL	CLINIC
E	ELECTRICAL
GM	GYMNASIUM
HE	HEAD END
K	KITCHEN
KR	KILN ROOM
JC	JANITOR'S CLOSET
L	LOBBY
LD	LEARNING DEPARTMENT
LG	LOUNGE
LGI	LARGE GROUP INSTRUCTION
M	MECHANICAL
MS	MUSIC
MC	MEDIA CENTER
O	OFFICE
PN	PRINCIPAL
PTO	PTO
RD	READING
RE	RECEIVING
S	STORAGE
SG	STAGE
SP	SPEECH
SW	SOCIAL WORKER
T	TOILET
TL	TILE 1
V	VESTIBULE
W	WORKROOM
WC	WELCOME CENTER

BUILDING DATA
1. NO SUPERVISED AUTOMATIC SPRINKLER SYSTEM
2. CONSTRUCTION CLASSIFICATION TYPE II-000 (NFPA) & II-B (MBC)
3. USE CLASSIFICATION "C"



TMP ARCHITECTURE INC
 1391 WEST SQUARE LAKE ROAD
 BLOOMFIELD HILLS - MICHIGAN - 48302
 PH - 248.338.4561 FX - 248.338.0233
 EA - INFO@TMP-ARCHITECTURE.COM



COMPOSITE MEZZANINE PLAN
 SCALE: 1/16" = 1'-0"

COMPOSITE FLOOR PLAN
 SCALE: 1/16" = 1'-0"

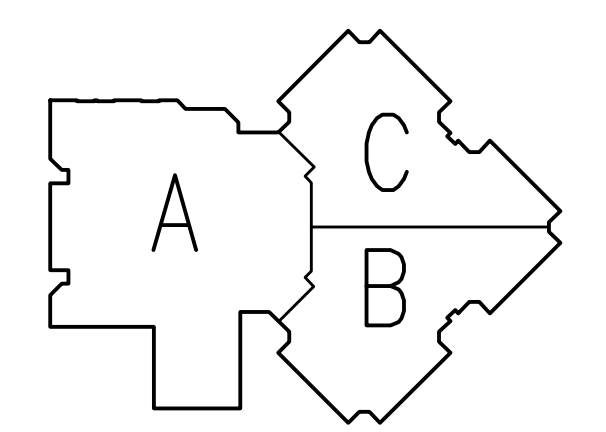
REGISTRATION SEAL

CONSULTANT

PROJECT TITLE
Barnard Elementary School
Bid Package No. 1
Secure Entrance
Remodeling

Troy School District
 Troy, Michigan

DRAWING TITLE
 Composite Floor Plan



ISSUE DATES

05-15-14	CONSTRUCTION SET
04-04-14	BIDS
03-26-14	OWNER REVIEW
DATE:	ISSUED FOR:

DRAWN	PAO
CHECKED	JMM
APPROVED	JC

PROJECT NO.
13157
 DRAWING NO.
AC.1

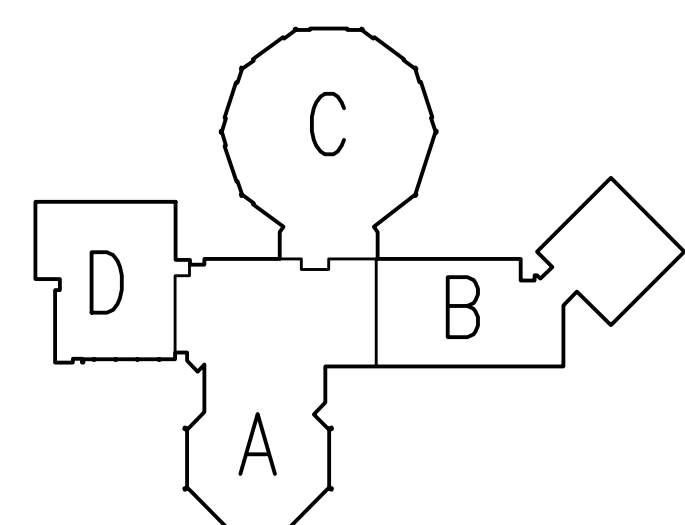
REGISTRATION SEAL

CONSULTANT

PROJECT TITLE
**Hill Elementary
School - Bid Pack No. 1
Secure Entrance
Addition and
Remodeling**

Troy School District
Troy, Michigan

DRAWING TITLE
Composite Floor Plan



ISSUE DATES

05-15-14 CONSTRUCTION SET
04-04-14 BIDS
03-26-14 OWNER REVIEW

DATE ISSUED FOR:

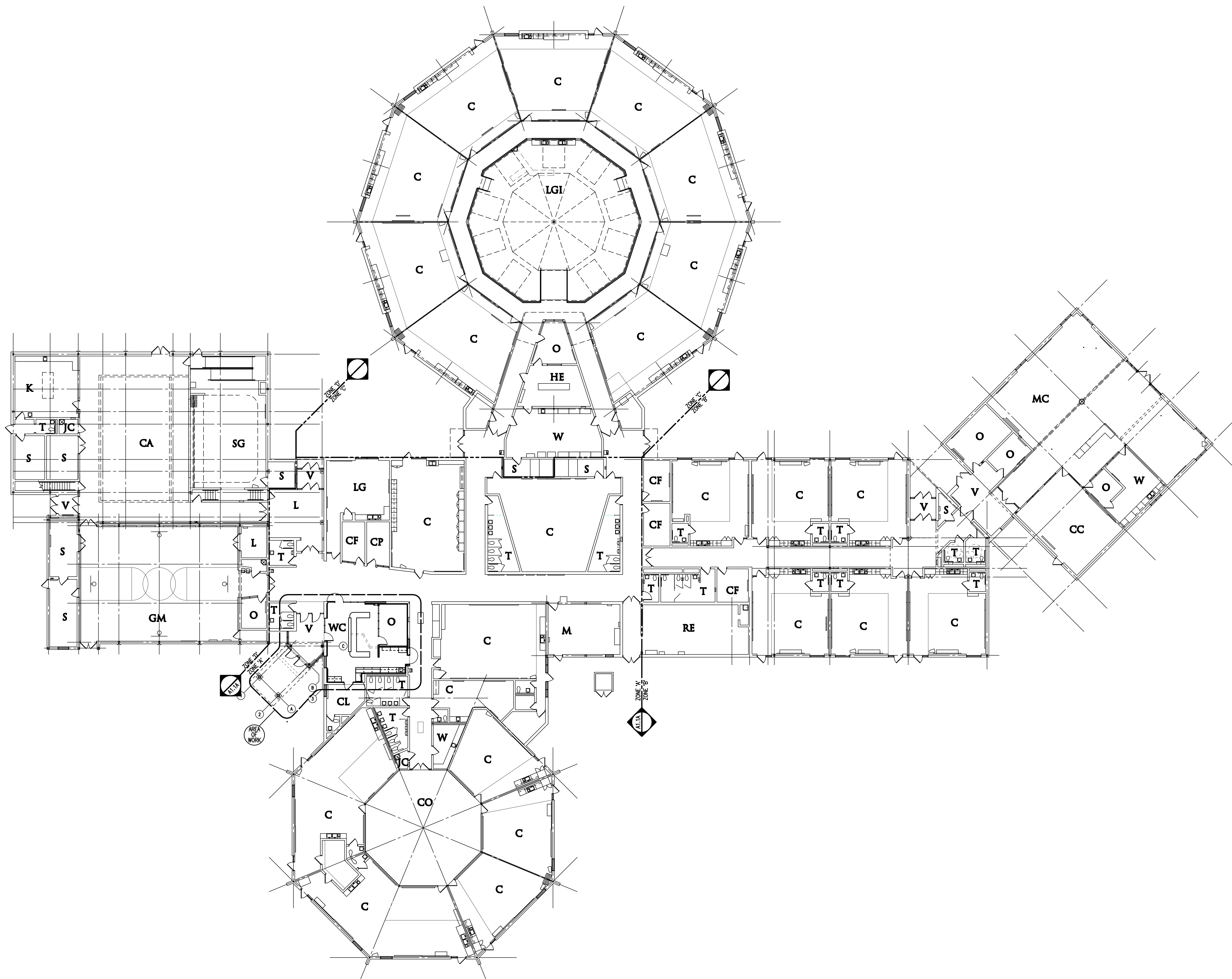
DRAWN PAD
CHECKED JMM
APPROVED JJC

PROJECT NO.

13161

DRAWING NO.

AC.1



COMPOSITE FLOOR PLAN
SCALE: 1/16" = 1'-0"



TMP ARCHITECTURE INC
 1191 WEST SQUARE LAKE ROAD
 BLOOMFIELD HILLS - MICHIGAN 48302
 TEL - 248.338.6561 FAX - 248.338.0223
 EMAIL - INFO@TMP-ARCHITECTURE.COM

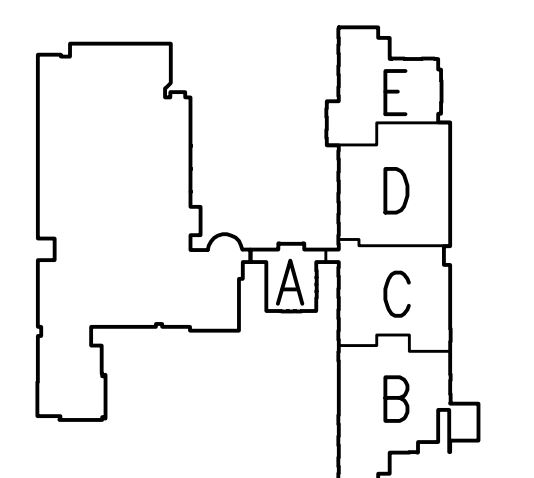
REGISTRATION SEAL

CONSULTANT

PROJECT TITLE
**Baker Middle School
 Bid Package No. 1
 Secure Entrance
 Remodeling**

Troy School District
 Troy, Michigan

DRAWING TITLE
Composite Floor Plan



ISSUE DATES

05-15-14	CONSTRUCTION SET
04-04-14	BIDS
03-26-14	OWNER REVIEW
DATE:	ISSUED FOR:

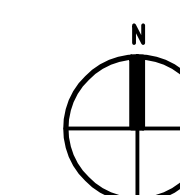
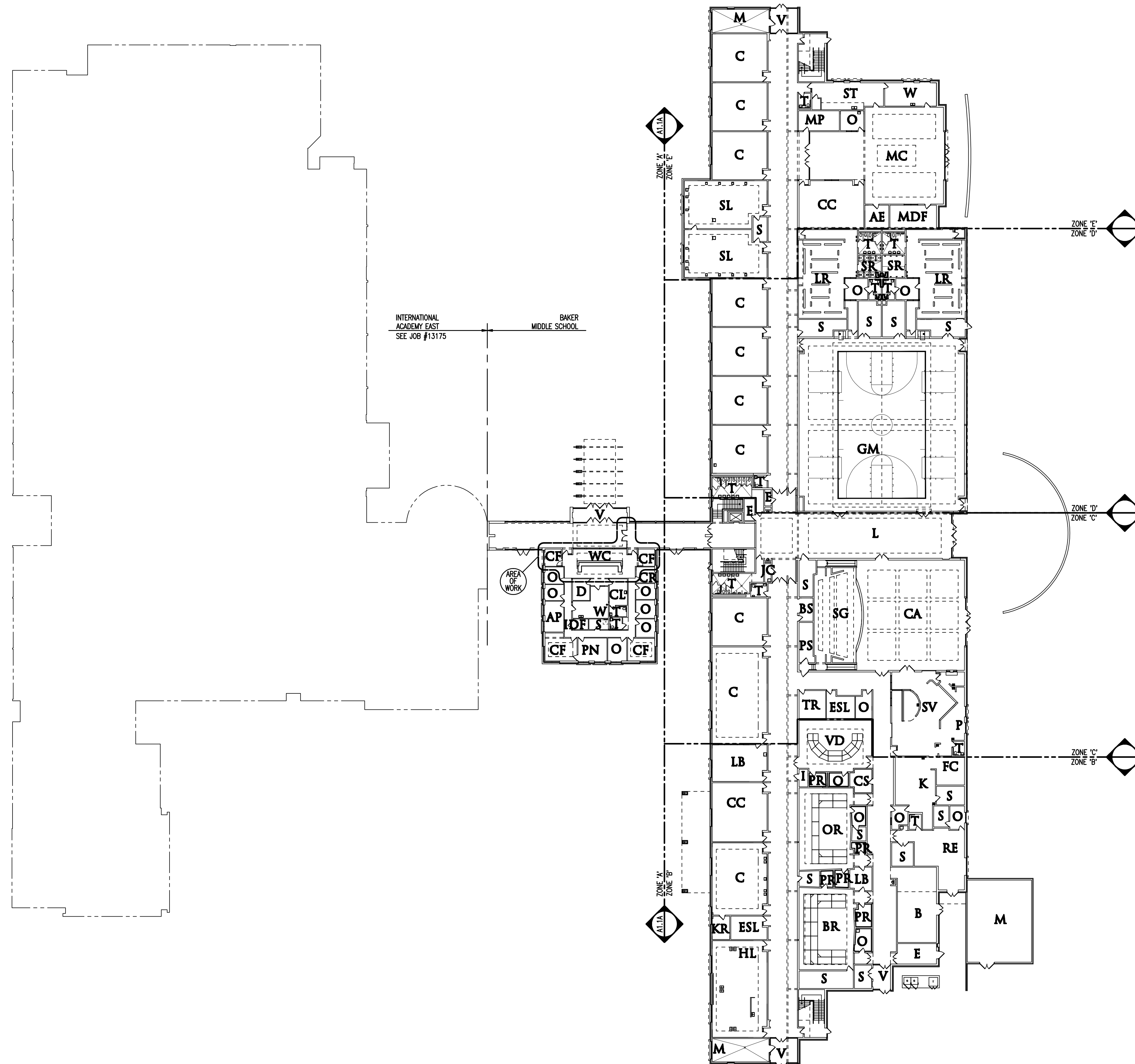
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 CHECKED: JMM
 APPROVED: JJC

PROJECT NO.
13169
 DRAWING NO.
AC.1

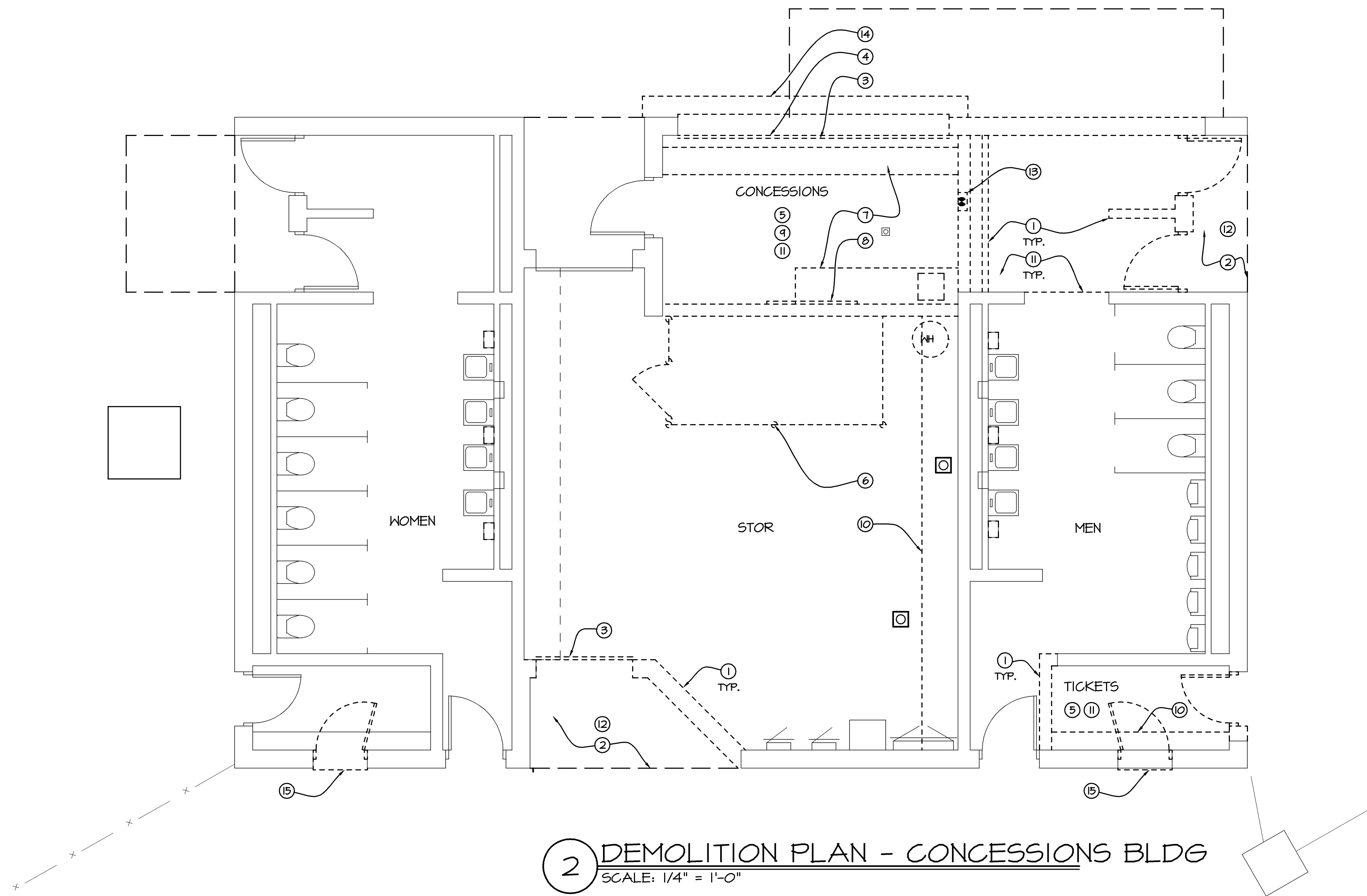
ROOM USE LEGEND			
AE	AV EQUIPMENT	M	MECHANICAL
AP	ASSISTANT PRINCIPAL	MC	MEDIA CENTER
B	BOILER	MDF	MDF
BS	BOOK STORE	MP	MEDIA PRODUCTION
BR	BAND ROOM	O	OFFICE
C	CLASSROOM	OR	ORCHESTRA
CA	CAFETERIA	P	PREP
CC	COMPUTER CLASSROOM	PN	PRINCIPAL
CF	CONFERENCE ROOM	PR	PRACTICE ROOM
CL	CLINIC	PS	PROPS ROOM
CR	COPY ROOM	RE	RECEIVING
CS	COSTUME STORAGE	S	STORAGE
D	DENTENTION	SG	STAGE
E	ELECTRICAL	SL	SCIENCE LAB
ESL	ESL	SR	SHOWER ROOM
FC	FREEZER/COOLER	ST	STAFF LOUNGE
GM	GYMNASIUM	SV	SERVERY
HL	HOME LIVING	T	TOILET
JC	JANITORS CLOSET	TE	TEACHERS ED
K	KITCHEN	TR	TUTOR
KR	KILN ROOM	V	VESTIBULE
L	LOBBY	VD	VOCAL/Drama
LB	LAB	WC	WELCOME CENTER
LB	LIBRARY	W	WORKROOM
LR	LOCKER ROOM		

BUILDING DATA

- EXISTING SUPERSEDED AUTOMATIC SPRINKLER SYSTEM.
- CONSTRUCTION CLASSIFICATION TYPE II-000 (NFPA) & II-B (MBC)
- USE CLASSIFICATION "E"

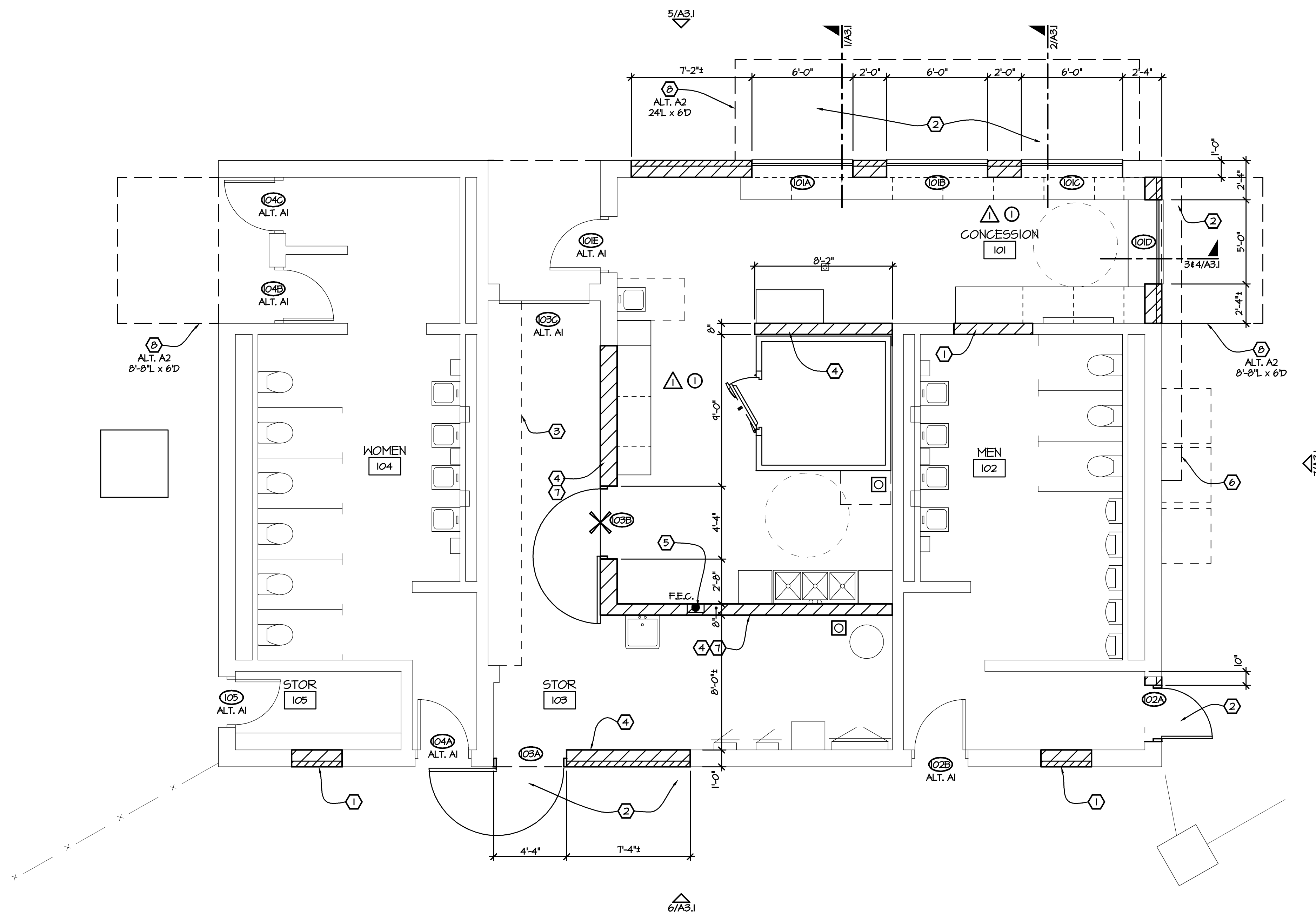


COMPOSITE FLOOR PLAN
 SCALE: 1/32" = 1'-0"



2 DEMOLITION PLAN - CONCESSIONS BLDG
SCALE: 1/4" = 1'-0"

- DEMOLITION & RENOVATION NOTES:**
- 1 REMOVE WALLS, DOORS AND FRAMES AS DESIGNATED DASHED LINES, TYP.
 - 2 REMOVE CONC. SLAB AND GRADE BEAM. SEE STRUC. PLANS FOR NEW FOUNDATION/ FOOTINGS REQ'D.
 - 3 REMOVE COLLING DOOR & TRACK.
 - 4 REMOVE 8" MASONRY LHM WALL BEHIND CASEWORK - SEE I/AS.1.
 - 5 REMOVE RUBBER BASE, GLUE & OTHER INSTALLATION MATERIALS. PREPARE WALL TO RECEIVE NEW FINISHES.
 - 6 REMOVE CHAIN LINK FENCING & GATE. PATCH FLOOR & CEILING AS REQ'D.
 - 7 REMOVE COUNTERTOP, SHELVING & CASEWORK. PATCH FLOOR & WALLS AS REQ'D.
 - 8 REMOVE SIGNAGE & RETURN TO OWNER.
 - 9 REMOVE VGT FLOORING, RUBBER BASE, GLUE & OTHER INSTALLATION MATERIALS. PREPARE FLOOR & WALLS TO RECEIVE NEW FINISHES.
 - 10 REMOVE WOOD SHELVING, BRACKETS & STANDARDS. PATCH WALLS AS REQ'D.
 - 11 REMOVE PLASTER CEILING & STRUCTURAL SUPPORT. PATCH WALLS AS REQ'D.
 - 12 REMOVE PLASTER CEILING & STRUCTURAL SUPPORT AT EXTERIOR SOFFITS. PATCH WALLS AS REQ'D.
 - 13 REMOVE EXIST. FIRE EXTINGUISHER & CABINET & RELOCATE AS SHOWN ON FLOOR PLAN.
 - 14 REMOVE EXIST. RETRACTABLE AWNING & RELOCATE AS SHOWN ON FLOOR PLAN. PATCH EXIST. MASONRY AS REQ'D.
 - 15 REMOVE EXIST. STONE SILL. PATCH WALL AS REQ'D.



1 FLOOR PLAN - CONCESSIONS BLDG
SCALE: 1/4" = 1'-0"

- ARCHITECTURAL NOTES:**
- 1 INFILL OPENINGS WITH MASONRY TO MATCH ADJACENT SURFACES.
 - 2 PATCH EXIST. PAVING AS REQ'D. TO MATCH EXIST.
 - 3 EXIST. SHELVING, BRACKETS & STANDARDS TO REMAIN.
 - 4 C.M.U. WALL UP TO EXIST. METAL DECK. SEE PLAN FOR C.M.U. DEPTH OR MATCH EXIST. ADJACENT MASONRY.
 - 5 RELOCATED FIRE EXTINGUISHER & CABINET RECESSED IN C.M.U. WALL.
 - 6 RELOCATED EXIST. RETRACTABLE AWNING. INSTALL AT ORIGINAL EXIST. HEIGHT.
 - 7 MAINTAIN A 60 MIN. FIRE RATED MASONRY WALL SEPARATING STORAGE FROM CONCESSIONS. SEAL ALL JOINTS & PENETRATIONS W/ FIRE RATED SEALANT.
 - 8 FABRIC WRAPPED AWNING (ALT. A-2), BASED ON EIDE INDUSTRIES, INC. CONVEX OR STANDARD W/ SOLID VALANCE, FLAME RETARDANT MATERIAL.

GENERAL COLOR NOTES:

1. PAINT ALL NEW C.M.U. TO MATCH ADJACENT EXIST. C.M.U. SURFACES (U.N.O.).
2. REFER TO SPECIFICATIONS FOR MATERIAL AND COLOR SCHEDULES.

BASE / FLOORING / TRANSITION NOTES:

1. ALL REDUCERS TO COORDINATE APPROPRIATELY WITH ADJUTING MATERIAL HEIGHTS.
2. INSTALL 4" RUBBER COVE BASE (RB-U) AT CASEWORK TOE KICKS, INSIDE OF FLOORLESS CASEWORK, VERTICAL SUPPORTS, AND OVER FLOOR MATERIAL. (U.N.O. ON COLOR PLANS).
3. RUBBER BASE TO BE JOHNSONITE, 6" H. RUBBER BASE WITH COVE. TYPE TP, GROUP 1 (SOLID). COLOR AS SELECTED FROM MANUFACTURERS FULL RANGE.
4. ALL CERAMIC TILE FLOORS SHALL HAVE CERAMIC TILE BASE. (U.N.O.)
5. PROVIDE RESILIENT OR METAL EDGE TRANSITION STRIPS AT ALL AREAS OF FLOORING MATERIAL CHANGE. REFER TO SPECIFICATIONS.

WALL / PAINTING NOTES:

1. DO NOT PAINT BRICK (U.N.O.)
2. Δ = PAINT COLOR; SEE SPECIFICATIONS FOR PAINT COLOR DESIGNATIONS, AND PAINT TYPE.
3. PAINT EXPOSED MECHANICAL AND ELECTRICAL ITEMS TO MATCH ADJACENT FINISHES, U.N.O.
4. DOOR AND WINDOW FRAMES TO BE PAINTED TO MATCH EXISTING IN BUILDING. V.I.F. AND COORDINATE WITH TROY SCHOOL DISTRICT.
5. PAINT, PATCH AND REPAIR AT ALL AREAS OF NEW WORK. FINISHES TO MATCH EXISTING, U.N.O.

COLOR LAYOUT - SYMBOL KEY

- X RESILIENT OR METAL TRANSITION STRIP
- CERAMIC TILE FLOOR (CTF)
- △ PAINT (IPS)



129 East Michigan Suite 335 Kalamazoo Michigan 490-617-7815

REMODELING



ATHENS HIGH SCHOOL CONCESSIONS

REVISIONS/REVIEW DATE

OWNERS' REVIEW 01-25-07

KEY

DATE:

JOB NO. 2643-20



SHEET TITLE

DEMOLITION & FLOOR PLANS

SHEET NO.

A1.1

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